



February 6, 2007,

Ashby Tanner  
Law Section  
The Gaithersburg Gazette  
P.O. Caller 6006  
Gaithersburg, Maryland 20884

Dear Ms. Tanner:

Please publish the following legal advertisement in the **February 14, 2007** and the **February 21, 2007** issues of the Gaithersburg Gazette.

Sincerely,

Greg Ossont

Director of Planning & Code Administration ASSIGNED CODE: MP-1-07 ACCTNO. 133649

## NOTICE OF JOINT PUBLIC HEARING

### MASTER PLAN AMENDMENT MP-1-07: HISTORIC PRESERVATION, AN ELEMENT OF THE CITY OF GAITHERSBURG MASTER PLAN

The Mayor and Council and Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on the Historic Preservation Element (MP-1-07), an element of the City's Master Plan, on

MONDAY  
APRIL 16, 2007  
AT 7:30 P.M.

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098  
301-258-6330 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@gaitHERSBURGMD.GOV • www.gaitHERSBURGMD.GOV

MAYOR  
Sidney A. Katz

COUNCIL MEMBERS  
Stanley J. Alster  
Geraldine E. Edens  
Henry F. Maraffa, Jr.  
John B. Schlichting  
Michael A. Sesma

CITY MANAGER  
David B. Humpton





Gaithersburg, as an incorporated city, is subject to Article 66B–Land Use, of the Annotated Code of Maryland. Section 3.05, of Article 66B, requires that the City’s Master Plan shall be reviewed and if necessary revised or amended at least once every six years. The proposed Historic Preservation Element is recommending revising and amending the City’s current Master Plan.

Further information regarding the Historic Preservation Element is available for public inspection from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday. The draft Historic Preservation Element can also be viewed on the City’s website at [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov).

To register your intent to testify at the public hearing, or for any questions related to the draft Historic Preservation plan, please contact Greg Ossont at the Planning and Code Administration at (301) 258-6330.

Greg Ossont  
Director of Planning & Code Administration

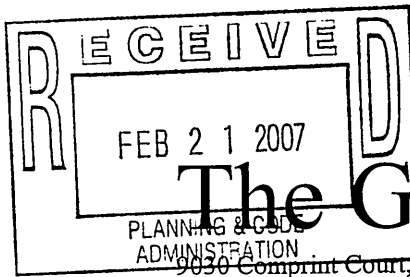
City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098  
301-258-6330 • FAX 301-948-6149 • TTY 301-258-6430 • [cityhall@gaithersburgmd.gov](mailto:cityhall@gaithersburgmd.gov) • [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov)

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PLANNING & CODE  
ADMINISTRATION

9030 Comprint Court, Gaithersburg, Maryland 20877, 301-670-2620

# The Gazette Newspapers

## CERTIFICATION OF PUBLICATION

THIS IS TO CERTIFY THAT THE ANNEXED LEGAL ADVERTISEMENT HAS BEEN PUBLISHED  
IN THE GAZETTE NEWSPAPERS FOR THE NUMBER OF INSERTIONS INDICATED BELOW.

### NOTICE OF JOINT PUBLIC HEARING: MP-1-07

Gazette Legal Advertising Department

Ashby Elizabeth Tanner  
Notary Public, State of Maryland  
Montgomery County  
My Commission Expires April 6, 2010

#### Copy of Ad attached

Ad Order Number: 0010583574 - 1563253

Dates: St.: 2/14/07 End: 2/21/07 Ins.: 2

#### NOTICE OF JOINT PUBLIC HEARING

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Greg Ossont  
Director of Planning & Code Administration

10583574

1563253

(2-14,2-21-07)

PENNSYLVANIA, N. J.

**JOINT  
EXHIBIT**  
**3**  
**MP-1-07**



February 2, 2007

Ms. Shari Wilson, Secretary  
MD Department of the Environment  
1800 Washington Blvd  
Baltimore, MD 21230

Dear Secretary Wilson,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

If you have any additional questions about the City of Gaithersburg's Master Plan update process, please don't hesitate to call me at (301) 258-6330.

Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson



February 2, 2007

Mr. Neil J Pedersen, Administrator  
MD State Highway Admin  
707 N Calvert Street  
Baltimore, MD 21202

Dear Mr. Pedersen,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson



February 2, 2007

Mr. Joseph Lawler, Regional Director  
National Capital Region  
National Park Service  
1100 Ohio Drive SW  
Washington, DC 20242

Dear Mr. Lawler,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson



February 8, 2007

Mr. Samer Atiya, Director  
MD Department of Planning  
301 W. Preston St., Suite 1101  
Baltimore, MD 21201-2305

Dear Mr. Atiya,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson



February 2, 2007

Mr. Thomas W Rimrodt, Assistant Secretary  
Planning Services, MD Department of Planning  
301 W. Preston Street  
Baltimore, MD 21201

Dear Assistant Secretary Rimrodt,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson





February 2, 2007

Mr. Calvin Smith, Director  
Dept Of Human Services, Planning, & Public Safety  
Metro Washington COG  
777 N Capitol Street NE, Suite 300  
Washington, DC 20002

Dear Mr. Smith,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson



February 2, 2007

Mr. Jim Pitcher  
Washington Gas  
6801 Industrial Road  
Springfield, VA 22151

Dear Mr. Pitcher,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson



February 2, 2007

Ms. Patricia Gallagher, Executive Director  
National Capital Planning Commission  
401 9th Street NW  
North Lobby, Suite 500  
Washington, DC 20576

Dear Executive Director Gallagher,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson



February 2, 2007

Mr. Bill Mooney  
Acting Park & Planning Deputy Director  
MD National Capital Park & Planning Commission  
9500 Brunett Avenue  
Silver Spring, MD 20910

Dear Mr. Mooney,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson



February 2, 2007

Mr. Richard Hawthorne  
Transportation Planning  
MD National Capital Park & Planning Commission  
8787 Georgia Avenue, Rm 105  
Silver Spring, MD 20910

Dear Mr. Hawthorne,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson



February 2, 2007

Hon. Ike Leggett  
Montgomery County Executive  
101 Monroe Street, 2nd Floor  
Rockville, MD 20850

Dear Mr. Leggett,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson



February 2, 2007

Mr. Arthur Holmes, Director  
Montgomery County DPW&T  
101 Monroe St, 10th Floor  
Rockville, MD 20850

Dear Mr. Holmes,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson



February 2, 2007

Mr. Jim Wasilak  
Community Planning & Development  
City Of Rockville  
111 Maryland Avenue  
Rockville, MD 20850

Dear Mr. Wasilak,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson





February 2, 2007

Mr. Andrew Brunhart, General Manager  
Washington Suburban Sanitary Commission  
14501 Sweitzer Lane, 7th Floor  
Laurel, MD 20707

Dear General Manager Brunhart,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson



February 2, 2007

Mr. Richard Hawes  
MCPS Facilities Management  
2096 Gaither Road, Suite 200  
Rockville, MD 20850

Dear Mr. Hawes,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson



February 2, 2007

Mr. Bruce Crispell, Director  
Division of Long Range Planning  
Montgomery County Public Schools  
2096 Gaither Road, Suite 201  
Rockville, MD 20850

Dear Mr. Crispell,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson



February 2, 2007

Ms. Sue Edwards  
Community Planning  
Md National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Ms. Edwards,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson



February 2, 2007

Ms. Gwen Wright, Preservation Coordinator  
Md National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Ms. Wright,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson



February 2, 2007

Ms. Cindy Kebba  
Preservation Planner  
City of Rockville  
111 Maryland Avenue  
Rockville MD 20850

Dear Ms. Kebba,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson



February 2, 2007

Mr. Scott D. Whipple, Administrator  
Maryland Historical Trust  
100 Community Place  
Crownsville MD 21032

Dear Mr. Whipple,

On behalf of the City of Gaithersburg I am sending you a draft copy of the Historic Preservation Element of the 2003 Master Plan. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. The City Council, Planning Commission, and I appreciate the opportunity to have your input into the decision-making process. We are seeking input from your organization, and we appreciate your timely review and comment on this document.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson



February 2, 2007

Gaithersburg Historical Association  
P.O. Box 211  
Gaithersburg MD 20884

Dear Sir or Madam,

On behalf of the City of Gaithersburg I am notifying you that a draft copy of the Historic Preservation Element of the 2003 Master Plan is now available for review and comment. A copy of the draft Element is available for download on the City's website, [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov), by following the Master Plan link. Printed copies are available at City Hall during regular business hours.

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Planning and Code Administration

Enclosures

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CITY MANAGER  
David B. Humpton





February 2, 2007

Ms. Elizabeth Erickson, Executive Director  
Heritage Tourism Alliance of Montgomery County  
12535 Milestone Manor Lane  
Germantown MD 20876

Dear Ms. Erickson,

On behalf of the City of Gaithersburg I am notifying you that a draft copy of the Historic Preservation Element of the 2003 Master Plan is now available for review and comment. A copy of the draft Element is available for download on the City's website, [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov), by following the Master Plan link. Printed copies are available at City Hall during regular business hours.

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CITY MANAGER  
David B. Humpton



February 2, 2007

Mr. Wayne Goldstein, President  
Montgomery Preservation Inc.  
3009 Jennings Road  
Kensington MD 20895

Dear Mr. Goldstein,

On behalf of the City of Gaithersburg I am notifying you that a draft copy of the Historic Preservation Element of the 2003 Master Plan is now available for review and comment. A copy of the draft Element is available for download on the City's website, [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov), by following the Master Plan link. Printed copies are available at City Hall during regular business hours.

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Sincerely,

Greg Ossont, Director  
Planning and Code Administration

Enclosures

cc: Kirk Eby  
Rob Robinson

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MAYOR  
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CITY MANAGER  
David B. Humpton



MEMORANDUM TO: Historic Preservation Advisory Committee  
VIA: Pat Patula, Staff Liaison to HPAC *pat*  
FROM: Rob Robinson, Planner *RR*  
DATE: February 5, 2007  
SUBJECT: Historic Preservation Element to the 2003 Master Plan Update

Staff has completed the draft Historic Preservation Element to the 2003 Master Plan Update. Over the next sixty days we will be receiving comments on the draft Historic Preservation Element to forward to our Mayor and City Council and Planning Commission for review. Staff is seeking input from the Historic Preservation Advisory Committee, and we appreciate your timely review and comment on this document. A copy of the draft Element is attached. If you should have any questions please contact me at 301-258-6330 or e-mail at [rrobinson@gaitthersburgmd.gov](mailto:rrobinson@gaitthersburgmd.gov).

rr

cc: Kirk Eby  
Greg Ossont  
Jackie Marsh

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098  
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CITY MANAGER  
David B. Humpton



Preservation Advisory Committee meeting be approved, as submitted.

VOTE: 4-0

V. HISTORIC PRESERVATION ELEMENT OF MASTER PLAN

Long Range Planning Team members Mark Depoe and Rob Robinson gave the committee an update on the City's Master Plan and the status of the Historic Preservation Element. Mr. Robinson gave an overview of the draft historic preservation element, which he had prepared. He explained that he wrote the draft using the notes from the previous HPAC meetings and incorporated the suggestions made by the committee.

The committee and staff discussed the element at length and it was determined the draft would be e-mailed to the members so they could make individual suggestions.

VI. DISCUSSION ITEMS

The committee discussed ideas for their booth for Olde Towne Day. Staff will prepare a schedule for manning the booth.

VII. ADJOURNMENT

There being no further business to come before this meeting of the Historic Preservation Advisory Committee, the meeting was duly adjourned at 10:45 p.m.

Respectfully submitted,

Karen J. Jordan  
Recording Secretary



3. Olde Towne Day

Planner Patula expressed appreciation to everyone assisting with the booth. It was suggested that a brochure be available for next year and that the booth location remain at its current location or be relocated to an area near the center of Olde Towne as in years past.

4. Historic Preservation Element of Master Plan

Chairperson Arkin expressed concern that the Committee's comments had not been included in the draft master plan. Ms. Marsh will confirm the inclusion of HPAC's comments

Members of the audience requested to speak on the proposed Day Laborer Center in part because the proposal was not in keeping with the Olde Towne Master Plan.

Chairperson Arkin said that the building located at 17 North Frederick Avenue is reportedly a designation-eligible structure but is not now in a historic district or a designated historic site.

*Mr. Prentis Searles, 10 Walker Avenue*, said that he recently did renovation work on his home and complied with the City's regulations regarding permitting and applications. He was dismayed that the City had not required a courtesy review by HPAC for the building. Mr. Searles noted concern about the impact the Day Laborer Center would have on the neighborhood since it would be located at the entrance to the historic district. He said that many homeowners had put their time and efforts into maintaining and restoring their homes.

*Mr. Michael Stumborg, 15 Walker Avenue*, said that he has expertise in physical security equipment and that, if necessitated, he will need to install security equipment immediately without seeking approval if the City took action that would warrant the equipment. He said that the labor center facility will impact the character of the historic district.

*Ms. Elizabeth Witzgall, 20 Walker Avenue*, said that there was no courtesy review conducted by HPAC for the property. She said that the building, constructed in 1924, was a gateway to the historic district and that there are many walking tours within the historic district which include school groups and groups bussed in from the Smithsonian. She is also concerned with the potential increased heavy truck traffic in the historic district. She emphasized that the large number of people waiting to be hired from that location would have no sympathy with the history of the district.

Member Drzyzgula said that the residents have expressed important issues and she added that the building was part of the Gloyd property which was sold to the Gardner family in 1972. It had been a restaurant and the building associated with a former prominent resident.

Mr. Searles asked if the residents' message could be presented to the City Council as he feels that the community has been left out of the process. Chairperson Arkin said that they would convey the sentiments of the public and HPAC will request a courtesy review for the



CITY OF GAITHERSBURG  
31 South Summit Avenue  
Gaithersburg, Maryland 20877

**MINUTES OF THE  
HISTORIC PRESERVATION ADVISORY COMMITTEE  
FEBRUARY 2, 2006**

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The meeting was called to order at 7:40 p.m. Members present: Cathy Drzyzgula, First Vice Chair and Committee Members Joe Coratola, Erin Moyer, and Ronda Bernstein. Absent: Richard Arkin, Chairperson. Staff present: Patricia Patula, Planner, Jacqueline Marsh, Planner, and Karen Jordan, Recording Secretary.

**I. HISTORIC PRESERVATION ELEMENT OF MASTER PLAN**

Committee Members began the review of the final draft of the Master Plan until they would be joined by member Bernstein to have a quorum..

(Member Ronda Bernstein arrived at 7:47 p.m.)

**II. RECOMMENDATION TO HISTORIC DISTRICT COMMISSION**

106 North Summit Avenue, Demolition Request  
Applicant: Claudio Joseph  
Maryland Community Development, LLC

Planner Patricia Patula provided background on the Housely/Gaither house located at 106 North Summit Avenue which was built around 1929. It was owned by families connected with the Briggs and Gaither families and other founding families of the City. The one and a half story craftsman-detailed home has a full width front porch with heavy wooden frame arched openings and a front gabled roof dormer. There is a small accessory building at the rear of the property with a fireplace possibly used as a summer kitchen or laundry house.

Member Ronda Bernstein added that the house is connected to the Gaither family (purchaser Elizabeth G. Gaither, wife of Stanley D. Gaither who is the son of William R. Gaither, cousin of Benjamin Gaither). Ms. Bernstein pointed out that a General William Gaither is listed in the historic preservation master plan and was instrumental in helping to get the railroad to come to Gaithersburg. Ms. Patula said staff would confirm if the two William Gaithers were the same person.

Member Erin Moyer asked the applicant to explain his motivation for demolition. Acting Chair Drzyzgula stressed that, since the committee's review was only to determine the significance of the site and not consider future construction, that the applicant refrain from describing possible future replacement structures. Mr. Joseph replied that he had not wanted to buy a bungalow. Being a builder, he had anticipated to tear it down and build something compatible to the area. He does not perceive this house as being historic and felt he had the support of the City prior to his purchase.



located and that a majority of the original materials are still present on the home including the outbuilding with the fireplace.

Ms. Drzyzgula added that HPAC is recommending the buildings be kept, but are not closing off all opportunities for redevelopment or for future construction on the site. Member Coratola suggested the applicant explore other alternatives and review the master plan to consider different options for the property.

### III. APPROVAL OF MINUTES

#### Minutes of the December 1, 2005 Meeting

Motion was made by Member Coratola, seconded by Member Moyer, that the minutes of the December 1, 2005, Historic Preservation Advisory Committee meeting be approved, as submitted.

VOTE: 3-0-1 (Abstained: Bernstein)

#### Minutes of the January 5, 2006 Meeting

Modifications were made to the minutes.

Motion was made by Member Bernstein, seconded by Member Drzyzgula, that the minutes of the January 5, 2006, Historic Preservation Advisory Committee meeting be approved, as corrected.

VOTE: 2-0-2 (Abstained: Coratola, Moyer)

### IV. HISTORIC PRESERVATION ELEMENT OF MASTER PLAN - CONTINUED

Committee Members continued making changes to the Master Plan. The corrections and changes will be incorporated into the master plan. HPAC expressed their support of the plan and look forward to the final review prior to advertising for the public hearing.

### V. ANNUAL REPORT

Ms. Patula congratulated HPAC on an outstanding year with many significant accomplishments. She highlighted some achievements of the Committee and professional training attended by members of the Committee. Highlights of the year included a joint meeting with the Olde Towne Advisory Committee, nomination of the History Park and the Cannery which received awards from Montgomery County, and the opening of the City's first bed and breakfast.

### VI. ADJOURNMENT

There being no further business to come before this meeting of the Historic Preservation Advisory Committee, the meeting was duly adjourned at 9:50 p.m.

VOTE: 4-0-1 (Abstained: Moyer)

VI. DISCUSSION ITEMS – continued

1. Olde Towne Day- Planner Patula reported the event is being called “Celebrate Gaithersburg in Olde Towne.” The booth this year is in front of Victor Litz and items from last year will be at the booth as well as items from the first Olde Towne Day. Members decided on the schedule for manning the booth and staff mentioned that the theme was to decorate the table in red, white and blue.
2. The new recording secretary, Charlene Milton was introduced to the members.
3. A memo from Planning Director, Greg Ossont, was read by Planner Patula referencing the Historic Preservation Element of the Master Plan. The Long-Range Planning Team (Kirk Eby and Rob Robinson) prepared a revision that lists potential historic buildings in order of priority based on a tiered system. Their request is to have the Committee look the information over to prepare for a discussion at October's meeting where Greg Ossont, Kirk Eby and Rob Robinson will be present.
4. The concept of the Impact Review Area was approved when the Preservation Ordinance was updated several years ago. Implementation of the idea requires Historic District Commission approval by resolution. Kirk Eby, the City's GIS Planner, prepared a draft map for the Committee's consideration. Planner Patula recommended the month of November to start analyzing the different properties. Chairman Arkin suggested the Committee visit the areas to critique the proposed mapped areas.

VII. ADJOURNMENT

There being no further business to come before this meeting of the Historic Preservation Advisory Committee, the meeting was duly adjourned at 9:20 p.m.

Respectfully submitted,

Charlene S. Milton  
Recording Secretary





Chairman Arkin raised a question about the historical appropriateness of the proposed slider-type windows. Ms. Holier agreed that one-over-one windows would be more appropriate. Mr. Arkin thanked Ms. Holier for the opportunity for the courtesy review.

IV. APPROVAL OF MINUTES

Minutes of the August 3, 2006 Meeting

Several corrections were made to the minutes.

Motion was made by Member Coratola, seconded by Member Drzyzgula, that the minutes of the August 3, 2006, Historic Preservation Advisory Committee meeting be approved as corrected.

VOTE: 4-0-1 (Abstained: Bernstein)

Minutes of the September 7, 2006

Several corrections were made to the minutes.

Motion was made by Member Bernstein, seconded by Member Johnson, that the minutes of September 7, 2006, Historic Preservation Advisory Committee meeting be approved as corrected.

VOTE: 4-0-1 (Abstained: Coratola)

After the review of the minutes, a discussion took place regarding developing a more efficient committee review of the minutes. Planner Marsh suggested e-mailing the minutes to the committee for review prior to the meeting so corrections could be sent directly to the recording secretary as is currently the practice of the Planning Commission. The committee will continue discussing this at a later meeting.

IV. HISTORIC PRESERVATION MASTER PLAN ELEMENT

Greg Ossont, Director, Planning and Code Administration for the City of Gaithersburg, introduced himself, the Long Range Planning Team (LRPT) members Rob Robinson and Kirk Eby, and Fred Felton, Assistant City Manager. He stated that the draft of the Historic Preservation Element of the City's master plan, supported by HPAC at their meeting of February 2, 2006, was moving forward towards a final draft version. Mr. Ossont pointed out that one of the ongoing challenges for the planning staff is working with development and re-development projects in Olde Towne and the Frederick Avenue Corridor where there are potentially historic properties. A recent example is the discussion of the East Diamond Assemblage Project, where four properties, which have not been designated as historic sites, may have potential historic significance.



Referring to the Olde Towne Master Plan, Mr. Ossont stated that HPAC had provided a general statement identifying sites that were prime candidates for historic significance in the proposed East Diamond Assemblage Project. The committee had supported the concept of that particular proposal as well as the relocation of significant structures to the proposed Heritage District, rather than see them demolished.

Mr. Ossont stressed the Long Range Planning Team is not suggesting or requesting HPAC to review and prioritize the inventory list as a tiered model in the Draft Historic Preservation Element, Sections 5.13 and 5.14, Frederick Avenue and Olde Towne sites respectively, as had been sent to them the previous month. That concept has been abandoned by the LRPT. The LRPT is searching to establish a process or technique in which the City can best use the Master Plan when needed, with the Mayor and Council, an applicant, a potential project, the Planning Commission, and the HPAC as it is intended. Director Ossont said that the Historic Preservation Element of the Master Plan would require a recommendation from HPAC before the LRPT proceeded with the advertising and the implementation of the public hearings and implementation of the Master Plan.

Assistant City Manager Fred Felton explained that a Master Plan is to guide the City's future development and to be a useful tool for the public, the development community, and others. The Master Plan needs to project what resource is very likely to be one needing strong examination before anything can be altered. While he understands the difficulties of trying to prioritize sites at this point in time, he is responding to the City Council's request for input on the issue.

HPAC members questioned the validity of prioritizing sites before formal review of their significance. They feel that this would be a misrepresentation of the significance of the historic resources and stressed that there needs to be a clear statement in the Master Plan that the list of sites is not all inclusive.

Assistant City Manager Felton affirmed that all development would go through the required processes. Further, he pointed out, the focus of the discussion is Olde Towne and Frederick Avenue sites, because these special areas, which possess many of the historic buildings in the City, are seriously involved in re-development. Director Ossont concurred on the importance of these two areas and expressed support for the need for review that is hypersensitive to those two areas.

Planner Rob Robinson stated that historic issues need to be stated up front and that there are policy documents already in place targeting areas for redevelopment. The City Council needs to be aware of where the areas are that are not available for re-development.

Chairman Arkin stated adaptive reuse is a middle ground and is an area in which many communities have excelled. A blending of the purposes and goals of the City's

Master Plan, Economic Development Plan, and Strategic Plan, can improve the economic climate of the City while at the same time preserving the essential elements.

Stating she was not comfortable with the three-tier proposal presented at the previous meeting, Member Drzyzgula proposed that, with that system, focus would automatically be on the lowest tier for demolition.

Director Ossont presented a proposal to replace the concept of tiered charts or lists with a preliminary narrative paragraph that “the following properties have been identified as known characteristics.” A second paragraph would state “these are other properties where little or if anything is known about these properties and additional research is necessary upon any proposal or inquiry.” Following would be a disclaimer that the list is not inclusive of every property that may or may not warrant review by HPAC or the HDC and this is not an exhaustive list.

The HPAC agreed that this would be an acceptable alternative with Chairman Arkin further suggesting that similar notes refer to the whole City in the Plan.

*Ms. Judy Christensen, Architectural Historian*, stated that when she was hired by the City to conduct historic survey work, she identified the buildings, but not significance. She commended the efforts of the staff to release information to put the public on notice that there are buildings in the City that may need to be treated differently, and that the idea behind having a list of properties which are known for their historic characteristics, and the list of sites that needs more research, was a positive approach. Ms. Christenson suggested a system comparable to Rockville’s City system whereby Rockville looks at four potential historical sites a month. They have staff reviews; a checklist of resources, such as history books and obituaries; they converse with the older residents; and visit churches. A memo is then written or an MHT form is completed. This has helped to avoid disagreement over what tier the site falls in, and avoid wasting time and money on lawsuits. The key is to deal rapidly, proactively, and expeditiously as possible.

Assistant City Manager Felton inquired of Ms. Christensen if Rockville had a Historic Preservation Element in their Master Plan and does the document serve the City of Rockville as an indicator of undesignated areas that should be targeted for preservation or adaptive re-use. In response, Ms. Christensen stated that Rockville’s Preservation Chapter has lists of potential areas, potential buildings and potential neighborhoods as well those areas that have already been designated.

Director Ossont mentioned the City of Rockville also televises their Historic District Commission meetings and concluded his statements by saying that the LRPT received the guidance they were searching for, and that he would provide the Committee with a revised version of the Plan for the next meeting.

Chairman Arkin stated this was a very useful discussion and thanked the Long Range Planning Team and Ms Judy Christensen for coming.

V. UPDATES

1. Planner Patula thanked the staff for their participation in manning the HPAC booth at Celebrate Gaithersburg (Olde Towne Day). For next year, the committee suggested titles on the signs, a canopy for the booth, possibly reviving the scavenger hunt, and handouts on the historic districts.
2. The annual MAHDC training will be on October 10, 2006 at the Rockville City Hall Council Chambers, starting at 6:30 p.m. with a light supper followed by the program featuring Heritage Tourism at 7:00 p.m. The Rockville Historic District Commission and Montgomery County Historic Preservation Commission will be joining with Gaithersburg HDC and HPAC.
3. The Impact Review Area will be postponed to December or January.
4. Member Drzyzgula, who serves also on the Greater Historic District Committee, updated HPAC on the GHDC's projects. She stated the construction to narrow Brookes Avenue has begun and is making excellent progress. Sites for the entry markers have been chosen and a design will be coming before the HPAC with a formal work permit. The house plaques program is at the point where a draft letter is to be prepared to mail to the local residents for their input. A triangular island that will enforce the right of way is under discussion for the intersection of Route 355 and Brookes Avenue. Several reappointments had recently occurred.
5. The HDC's public hearing on HAWP-37E will be held on October 9, 2006. It was agreed that Member Drzyzgula will represent the HPAC at the hearing, and Members Arkin and Johnson will speak as citizens.

VI. ADJOURNMENT

There being no further business to come before this meeting of the Historic Preservation Advisory Committee, the meeting was fully adjourned at 9:54 p.m.

Respectfully Submitted,

Charlene S. Milton  
Recording Secretary

use that requires minimal change to the defining characteristics of the building and its site and environment.” The application is not changing the building. Although removing the tree is significant, it is a necessary change to the environment for safety concerns and will not be detrimental to the character of the neighborhood. The application complies with the Historic District Design Guidelines of the Brooks/Russell/Walker Historic District.

VOTE: 4-0

3. HAWP-78 Applicants: Warren and Liz Johnson  
104 Chestnut Street  
Driveway Removal/Replacement

A special meeting will be held to hear the above application due to there being no quorum present as one of the applicants is an HPAC member.

#### IV. DISCUSSION ITEMS

HPAC discussed the possible dates to hold the special meeting to hear HAWP-13B (Tree Removal at 7 Brookes Avenue) and HAWP-78E (Driveway removal/replacement at 104 Chestnut Street). The special meeting will take place either November 14 or 15<sup>th</sup> and both applicants as well as the HPAC members, will be notified by staff when the final date is set. The special meeting will be posted on the City’s website.

(Member Erin Moyer departed the meeting at 7:57 pm and Chairman Arkin noted there is no quorum for the remainder of the meeting.)

#### V. HISTORIC PRESERVATION MASTER PLAN ELEMENT-CONTINUED

Greg Ossont, Director, Planning and Code Administration, presented a revised Historic Preservation Master Plan Element. Due to the anticipation of significant redevelopment on the Frederick Avenue Corridor and Olde Towne, the staff had prepared new draft language of Sections 5:13 and 5:14. This is to provide guidance to inquiries received on redevelopment projects. Replacing the tiered system as previously provided at the last meeting, the Long Range Planning Staff prepared alternative language to be used pursuant to the suggested direction provided by HPAC in October.

Chairman Arkin stated that the new language is much better and headed in the right direction and suggested additional language changes. For example, use “less is known” instead of “little is known.” The sentence that states, “the properties are grouped accordingly” should either be removed or modified. He suggested the use of the same language throughout the two classifications and to add “a potential historic value.” Recommended a courtesy review may sound too formal, but there may be some way to suggest input from HPAC at some point. He mentioned that Rockville uses a separate

group not connected to the city, except by common interest, which conducts the reviews for the Historic Preservation planning processes.

Member Drzyzgula thought the language was an improvement and the approach was good. She expressed concern that the language is more restricted than she would intend, and made the point that adaptive re-use and additions are items that can be considered even for designated properties. The committee does not want to send the message that an applicant can not do anything to designated properties. The City should want to discourage removal, but significant alterations are a possibility.

Member Johnson commented he agrees with Chairman Arkin and Member Drzyzgula that the new proposal is a step in the right direction and endorses the comments that have been made. He referenced the use of the words "customary review" and that it needs to be clearer to the public what they should expect.

Planner Patula explained that HPAC's courtesy reviews of changes to undesignated properties on the historic inventory or in potential historic districts were put into practice as a custom a number of years ago at the request of the Planning Commission. There is nothing in the City's ordinance that requires a courtesy review. The impact review area concept, however, is in the preservation ordinance, but has not been implemented. GIS Planner Eby has provided the committee with a draft map which will need to be approved by resolution of the City Council.

Director Ossont stated he wants to move forward with the Historic Preservation Element Master plan and a sixty-day advertising window is needed for the local planning agencies before a scheduled public hearing. He would like to start advertising now to start the proceedings early next year, which would give the Planning Department opportunities to appear before the committee a few more times to receive a recommendation from HPAC.

Planner Patula pointed out a conflict of designating Olde Towne as an historic district (Objective 5 on page 32) when the committee and the City are supporting East Diamond Assemblage Project. Once that is a reality, Olde Towne would not meet historic district designation criteria.

Member Drzyzgula inquired about the adoption of the Master Plan and special study areas and how do they take effect. Planner Robinson reviewed the steps of the process and the Master Plan takes effect immediately after adoption.

Chairman Arkin inquired about the Crown Farm annexation and the potential adaptive re-uses rather than demolition of the farm structures. He commended the effort Director Ossont and Planners Robinson and Eby had put into the Historic Preservation Master Plan Element.

Director Ossant stated the Crown Farm would have information at the upcoming Monday's Joint Public hearing on how the City is going to treat the historic site. The

farmhouse and the tenant house will be subdivided from what will be the City Park. All of the other structures fall within the City park property. An RFP is in process for a Historic Preservation consultant to prepare a report for the entire property. The consultant is going to work with the City and HPAC to develop recommendations to the HDC.

#### VI. UPDATES

1. The HAWP-37E (Halici-Demolition of Talbot House) is going to the HDC on November 20, 2006 for policy discussion. The record closes November 8, 2006.
2. Montgomery County Historical Society is working under the office of the County Council to create a video history series on Route 355 called "Past to Present." Maria Swiek is filming the corridor from north Rockville to Chestnut Street in Gaithersburg sometime in December and is looking for new faces to speak about the history. Chairman Arkin volunteered to speak on Summit Hall Farm as the Civil War site. Member Drzyzgula chose Casey Barn and Warren Johnson chose Chestnut/Meem Street Water Works area. Planner Marsh volunteered as well.
3. Planner Patula thanked the committee for attending the HDC training held in Rockville and said that the event was well attended.
4. Crown Farm was discussed earlier with Director Ossont and Planner Robinson.
5. Observatory Park plans are lagging with the Maryland Historical Trust. The City is interested in demolition of the caretaker's house to make room for the park. The application will be brought through the demolition process in the near future.
6. The committee made plans for the December meeting and selected four items to bring.
7. The Korean Church applied for a HAWP for the shed in progress of being built.

#### VII. ADJOURNMENT

There being no further business to come before this meeting of the Historic Preservation Advisory Committee, the meeting was duly adjourned at 9:04 p.m.

Respectfully submitted,

Charlene S. Milton  
Recording Secretary





**NOTICE OF JOINT PUBLIC HEARING**  
**MASTER PLAN AMENDMENT MP-1-07:**  
**HISTORIC PRESERVATION, AN ELEMENT OF THE**  
**CITY OF GAITHERSBURG MASTER PLAN**

APPLICATION: MP-1-07

APPLICANT: City of Gaithersburg Planning Commission

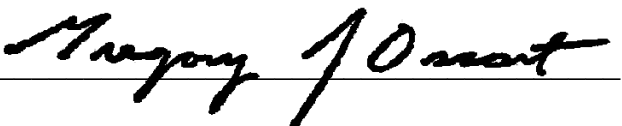
Please take notice that a joint public hearing on the above-referenced application will be conducted by the City of Gaithersburg Mayor and Council and Planning Commission on Monday, April 16, 2007 in the Council Chambers at City Hall at 7:30 p.m. or as soon thereafter as this matter can be heard. Public comment is invited at the joint public hearing.

Gaithersburg, as an incorporated city, is subject to Article 66B—Land Use, of the Annotated Code of Maryland. Section 3.05, of Article 66B, requires that the City's Master Plan shall be reviewed and if necessary revised or amended at least once every six years. The proposed Historic Preservation Element is recommending revising and amending the City's current Master Plan.

Further information regarding the Historic Preservation Element is available for public inspection from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday. The draft Historic Preservation Element can also be viewed on the City's website at [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov).

For any questions related to this Master Plan Amendment, please contact Greg Ossont at the Planning and Code Administration at 301-258-6330, or you may email your questions to [plancode@gaithersburgmd.gov](mailto:plancode@gaithersburgmd.gov).

CITY OF GAITHERSBURG

By: 

Greg Ossont, Director  
Planning and Code Administration



NOTICES SENT THIS 30th DAY OF MARCH, 2007 TO:

INTERESTED PARTIES:

(A list of names and addresses is on file, available at City Hall in the Department of Planning and Code Administration.)

MAYOR AND COUNCIL

PLANNING COMMISSION

CITY STAFF

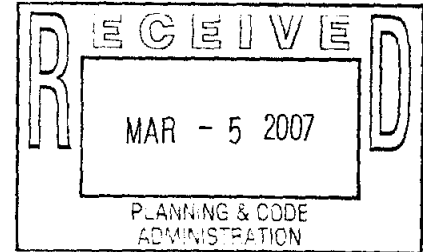
David Humpton, City Manager

Cathy Borten, City Attorney

Britta Monaco, Public Information Director

Doris Stokes, Administrative Assistant

February 27, 2007



Mr. Greg Ossont, Director  
Planning and Code Administration  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, Maryland 20877-2098

Dear Mr. Ossont:

Re: Historic Preservation Element of the 2003 Master  
Plan

Montgomery County Public Schools staff recently completed a review of the referenced draft document. We will keep in mind the adjacency of Summit Hall Farm on South Frederick Avenue and the Severance House on South Summit Avenue as we plan the modernization of Gaithersburg High School. No other schools appear to be proximate to historic properties identified in the draft document.

Thank you for the opportunity to comment.

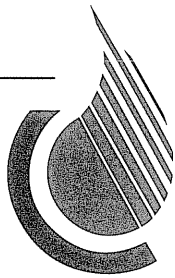
Sincerely,

A handwritten signature in black ink, appearing to be "Richard G. Hawes".

Richard G. Hawes, Director  
Department of Facilities Management

RGH:jmt

Copy to:  
Ms. Turpin



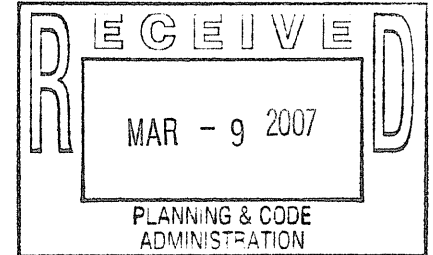
# WASHINGTON SUBURBAN SANITARY COMMISSION

14501 Sweitzer Lane • Laurel, Maryland 20707-5902

COMMISSIONERS  
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Stanley J. Botts, Vice Chairman  
Sandra A. Allen  
Marc P. Lieber  
Dr. Juanita D. Miller  
Joyce Starks

GENERAL MANAGER  
Andrew D. Brunhart

February 28, 2007



Mr. Greg Ossont, Director  
Planning and Code Administration  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, MD 20877-2098

Re: WSSC Comments on the draft of the Historic Preservation Element of the City of Gaithersburg Master Plan.

Dear Mr. Ossont:

This letter serves to respond to your inquiry of February 2, 2007, to our General Manager regarding assessment and comments concerning the Historic Preservation Element of City of Gaithersburg Master Plan.

At this time, we have reviewed the draft document. We are not aware of any service issues or projects of impact concerning water and sewer service to the areas and properties highlighted and noted in the draft. However, in the future, if you have any water or sewer questions or concerns regarding a specific property in the subject area, please contact Mr. Craig Fricke of our Planning Group at 301-206-8815 or at [cfricke@wsscwater.com](mailto:cfricke@wsscwater.com). Thank you for your cooperation and patience.

Sincerely,

Joseph W. Zorica  
Chief Engineer

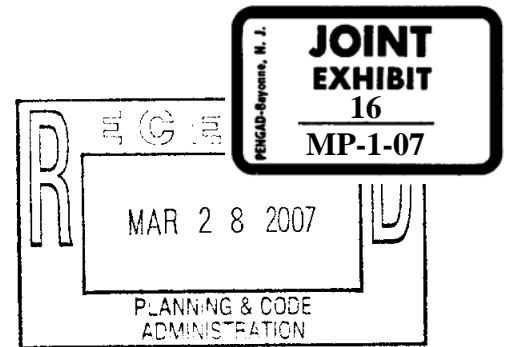




**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 26, 2007

Greg Ossont, Director  
Planning and Code Administration  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, Maryland 20877



Dear Mr. Ossont,

We have received and reviewed the December 4, 2006 draft of the City of Gaithersburg Historic Preservation Plan. We appreciate this opportunity to comment on the plan.

Vision, Critical Issues, and Action Plan

In order to be effective tools, preservation plans need to describe a vision, present goals, identify critical issues, and present an action plan for resolving them. The Objectives and Actions section at the end of the document is weak. These issues and action policies, along with the specific goals and objectives, should be in the front section of the plan. In many cases, the City seems to be relying on civic groups or other organizations to implement its designation and stewardship programs. Designation of historic sites requires a governmental commitment to their preservation and protection as well.

One critical issue, for example, would appear to be the Olde Towne area. The statement is made (p26) that there "both tremendous interest in and redevelopment opportunities throughout Olde Towne." There follows a list of 69 potential historic properties that have not yet been researched or evaluated. It would appear that there would be a need for a plan for how to go about doing that evaluation in light of need/interest.

The Historic Preservation Plan should reflect Gaithersburg's adopted Master Plans and its current strategic plan. Ideally, all plans will be in sync. If not, it should be noted where it is in conflict. An example is the railroad site known as the Wye Site, at Cedar Avenue. If this area is identified as a site to be developed in the Olde Towne Plan, then it is in conflict with the preservation plan, which was written in 2003 and perhaps was not updated to include later information and plans. Likewise some Olde Towne streetscapes are mentioned as "intact" and to be preserved in the Olde Towne Plan, yet there are no protection measures identified or projected in the preservation plan, nor is preservation of the intact streetscapes listed as a goal. Similarly, three c1960 churches are listed as protected sites in the Frederick Avenue Corridor section with no significance or qualifying criteria.

Gaithersburg's Preservation Program

The body of the plan should fully describe the Gaithersburg preservation program and its policies. The plan devotes more space to the Maryland Historical Trust and federal programs than to Gaithersburg's efforts. We would recommend a separate section devoted to this topic to single out the City program from State and Federal programs. There are several topics that should be included here which are either omitted from the text or are cursorily mentioned in footnotes. The City's criteria for evaluating properties for designation should be included in

the body of the text, along with a description of the designation process. Important incentives for preservation such as tax credits or other incentives such as parking waivers or tax abatement, if present, deserve to be fully explained. In addition, descriptions of the City's demolition by neglect provision and moratorium for alteration or demolition should be included.

The discussion of the City's preservation program includes no statement of the Planning Department's role in historic preservation. Preservation planning staff typically supports the evaluation of historic sites and reviews projects affecting designated sites. There is no statement of that function or process in the preservation plan. Other city programs or policies could include adaptive use and affordable housing.

Has the Historic District Commission adopted specific design guidelines to supplement the Secretary of Interior's guidelines? They should be noted and listed in an appendix of documents for further information. Does the City hold or plan to hold any preservation easements? It's not clear from the preservation plan.

#### Historic Resources

More detail is needed on designated historic resources. Individual sites should include a current photo of the main elevation and a description and/or map of environmental settings. Historic districts should include a list of addresses, and maps that include the footprint of buildings.

The City of Gaithersburg owns several highly significant properties, including the Summit Hall Farm, Casey Barns, and Kentlands Mansion. Gaithersburg has the opportunity to lead by example by designating its own buildings as historic sites.

#### Crown Farm

As your plan notes, the Crown Farm was designated as a historic site on the Montgomery County *Master Plan for Historic Preservation*. We applaud the City's commitment to creating a photo archive of the buildings and to evaluating all outbuildings in the farm complex. Our staff has noted several important outbuildings on the property which merit further evaluation and possible protection. We would strongly discourage the relocation of the log house, which would greatly diminish the integrity of the resource.

Thank you for this opportunity to provide our comments on this draft plan.

Sincerely,



Clare Lise Kelly  
Senior Historic Preservation Planner

cc: Scott Whipple, Maryland Historical Trust  
Royce Hanson, Planning Board Chairman  
Gwen Wright, Acting Director, Montgomery County Planning Board  
Nancy Sturgeon, Community-Based Planning Division

**From:** "Wayne Goldstein" <waynemgoldstein@hotmail.com>  
**To:** <gossont@gaithersburgmd.gov>  
**Date:** 04/05/2007 5:44:34 PM  
**Subject:** MPI Comments on Gaithersburg Historic Preservation Plan

April 5, 2007

Greg Ossont, Director  
Planning and Code Administration  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, Maryland 20877

Dear Mr. Ossont/Greg:

Montgomery Preservation Inc. has received and reviewed the December 4, 2006 draft of the City of Gaithersburg Historic Preservation Plan. We congratulate you for compiling this information and explaining the City's public policies towards historic preservation. MPI is pleased to offer several observations and suggestions.

#### Stewardship

More emphasis should be placed on stewardship of historic properties and the role of the City as the body that designates local historic sites and districts. Having found a property to be significant to the history and development of the city, the City is responsible for enforcing the preservation of the features and the environmental setting that make the property significant as a matter of public purpose. This portion could express this responsibility more forcefully and also mention strategies to continue and improve education of owners, and to encourage maintenance and compatible alterations. There is no mention of awards, publicity or other means to recognize good stewardship. Also, it is notable that the City of Gaithersburg has not designated the historic properties that it owns, and does not explain this omission. A good example is worth 1,000 written words and preservation, like charity, should begin at home.

#### Critical Issues or Critical Sites

The Plan would be more complete if a section on current and potential critical issues was included. Olde Towne seems to qualify for this title in that the bulk of Gaithersburg's 19th century structures and streetscapes are in Olde Towne, and include both residential and commercially used residential structures as well as older commercial buildings. How does the City propose to maintain the historic streetscapes and sense of the past in this area? Are policies or restrictions in place? How are requests for redevelopment in this area evaluated?

#### Potential Districts or Sites

A section on logical expansion of historic districts and a list of eligible sites that are not designated would help define possible future district boundaries. There is no mention of such a listing, or a Locational Atlas of potential historic properties as is maintained by Montgomery County. Does Gaithersburg review age-eligible structures when threatened by substantial alteration or demolition? If so, what criteria are used and what is the



process for evaluation. A list, if available, it should be included in the appendix.

#### Strategies For Preservation

Gaithersburg has many areas in and around Olde Towne that are more than 50 years old and have not been surveyed or evaluated. Many of these areas appear to be areas of custom built homes of many styles that make them uniquely Gaithersburg. These diverse neighborhoods are not built anymore and their character should be considered an asset. A plan for researching and evaluating these areas for historic significance and including preservation options such as local designation, guidelines, or a conservation district would make the intent to preserve the distinct character of Gaithersburg stronger.

#### Historic Resources

A list of designated historic resources should be included in the appendices. Individual sites should include a current photo of the main elevation and a description and/or map of environmental settings. Historic districts should include a list of addresses, and maps that include the footprint of buildings with boundaries clearly delineated.

#### Crown Farm

Montgomery Preservation has vigorously campaigned for preservation of the Crown Farmstead, a designated historic site on the Montgomery County Master Plan for Historic Preservation. It should be preserved as a farm complex and evaluated as it would under Montgomery County's regulations. Relocation or demolition would greatly diminish the integrity of the resource.

Thank you for this opportunity to provide comments on this first draft plan for historic preservation. It is a great step forward.

Sincerely,

/s/

Wayne M. Goldstein  
President, Montgomery Preservation, Inc.  
3009 Jennings Road  
Kensington, MD 20895

cc: Maryland Historical Trust

---

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**CC:** <ffelton@gaitthersburgmd.gov>, <ppatula@gaitthersburgmd.gov>, <rlittle@mdp.state.md.us>



Gaithersburg Historical Association, Ltd.  
P.O. Box 211  
Gaithersburg MD 20877

April 6, 2007

Greg Ossont, Director  
Planning and Code Administration  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, Maryland 20877

Dear Mr. Ossont,

The Gaithersburg Historical Association (GHA) is pleased and encouraged that Gaithersburg will have a City of Gaithersburg Historic Preservation Plan. This document provides information and public policy in print that provides reference and future guidance to all citizens. GHA does have some comments on the draft plan, especially as it relates to other planning documents.

### PROCESS AND OVERVIEW

The Gaithersburg Master Plan of March 29, 2004 sets out goals of preserving and developing Gaithersburg's Identity and Character. Much of Gaithersburg's older identity and character is in Olde Towne, which is the focus of a number of actions in this plan:

Objective A: Enhance and Preserve the Historic Feel and Appearance of Olde Towne as a Downtown Town Center.

Action 1: Encourage locally owned businesses and actively recruit small- and medium-sized businesses to locate in Olde Towne.

Action 2: Provide a unique collection of uses (specialty shops, restaurants and other uses) and provide a cultural theme that would foster a distinct destination Town Center

Action 3: Create places and activities for citizens to participate in and create civic symbols to identify with (downtown park and Bell Tower). Residents should be reconnected with their downtown to take pride and identify it as their place to gather.

Action 4: Provide residential development in and around downtown, both in upper floors above retail and in urban-style apartments, condominiums and townhouses.

Action 5: Continue to preserve and emphasize the historic character of Olde Towne and the surrounding area.

Regardless of this objective and action plan, the adopted Olde Towne Plan prepared by Torti-Gallas recommends much higher buildings on East Diamond and on the Wye site. Other "intact" streetscapes, Park Avenue for example, are recommended to be retained with large rear additions permitted to attract small businesses. Park Avenue has a demolition approved for one of its commercially used residential structures and a large three-story brick rectangular office building proposed in its place. How did this happen?

The visions, goals and recommendations are only as good as the will to enforce them and the policies and regulations to do so. These elements are completely unaddressed in the Historic Preservation Plan. None of these goals can be accomplished without policies and regulations that protect the elements and streetscapes that make Olde Towne unique. This should be an integral part of the Historic Preservation Plan since the "recommendations" of your own consultants and adopted plan are not followed.

The Olde Towne plan also shows the historic "Wye" site redeveloped. An earlier City promise restore it. This is also not addressed in the Historic Preservation Element. The City's recent 2007 strategic plan proposes immediate implementation of the Olde Towne Plan. These plans have much different messages and goals and they do not work together.



The City of Gaithersburg has not designated the historic properties that it owns. Does it have policies and guidelines that protect and review these structures as if they were designated? How are they protected?

Finally, GHA the Historic Preservation element of the Master Plan should be a convincing and strong statement for Historic Preservation and for using the tools that historic preservation offers to keep the identity and history of Gaithersburg. Historic Preservation is the only zoning tool that has retention of intrinsic style and character while adaptively reusing a structure as its goal. Gaithersburg has not really embraced these tools that have been used so successfully in the City of Frederick and other places.

To put the City's historic preservation goals, objectives and plans for the future out for public discussion is a promising first step. The Gaithersburg Historical Association looks forward to joining with and working with the City to accomplish the goals set forth in this document.

Sincerely,

S/Judith A. Christensen  
President  
Gaithersburg Historical Association, Ltd.

MEMORANDUM TO: Mayor and City Council  
Planning Commission  
Historic District Commission

VIA: Patricia Patula, Planner *PAP*  
Staff Liaison for Historic Preservation Advisory Committee

FROM: Historic Preservation Advisory Committee

DATE: April 5, 2007

SUBJECT: Historic Preservation Element of the Master Plan for the  
City of Gaithersburg

The Historic Preservation Advisory Committee (HPAC) strongly supports the goals and objectives of the draft Historic Preservation Element to the City's Master Plan and enthusiastically urges its adoption. Having worked with City staff for several years to develop this document, the Committee views this master plan element as a significant achievement in its own right.

The HPAC compliments City staff on this work, and congratulates and thanks the Mayor and City Council, the Planning Commission, and the Historic District Commission for promoting its inclusion. This is the first master plan for the preservation of Gaithersburg's historic resources since the adoption of the preservation ordinance in 1981, and formalizes the process and goals that have evolved over those 25 years.

The HPAC believes that the best approach to preservation of the City's historic resources generally combines preservation with development. HPAC does not believe the City should resist or prevent change, but encourage improvements that preserve the City's heritage as part of projects, whether by preservation, restoration, adaptive reuse, or redevelopment. It is the fair, clear and open process of review that brings harmony to the dissonance of change.

The philosophy we support is an integral part of the draft element and is the underlying concept for the use of detailed charts and maps, in particular for the redevelopment of Olde Towne and the Frederick Avenue Corridor. Identification and professional evaluation of the historic significance of these structures are essential to the success of the plan, and significantly more research is needed to accomplish this.

This preservation plan intrinsically relates to the larger City Master Plan; its objectives mirror the themes. The themes of Identity, Community Facilities, Economic Development, Redevelopment, and Town Centers are especially relevant. At the same time, the preservation plan also relates, albeit more loosely, to the themes of Environment, Housing, Transportation, and Education.

*Continued*



## Historic Preservation Element

P. 2

April 5, 2007

The committee has several specific recommendations in addition to what is already presented in the objectives and practical applications of the plan:

1. Section 6. Objective and Actions  
Add an additional action: "Encourage adaptive reuse and integration of historic properties into new projects wherever possible and appropriate."
2. Section 5.11 The Crown Farm  
Include a statement referencing adaptive reuse potential or mothballing of the outbuildings during the time of study and legal review process.
3. Section 5.6 and 5.7 Observatory Heights and Realty Park  
Add that the Maryland Historical Trust has determined both of these neighborhoods to be National Register Eligible.
4. Credits  
Because the Historic District Commission and Historic Preservation Advisory Committee have a statutory role in historic preservation under Article 66B and the City Code, we believe it would be appropriate to include the names of the Historic District Commissioners and the Historic Preservation Advisory Committee members on the credit page for the element (just behind the title page).

(The committee has some additional minor language refinements attached as an addendum to this memorandum.)

Gaithersburg is a great place, with its own unique history and special character. Throughout its history, Gaithersburg has been at the forefront of technology, from its early history, when tanning and scientific agriculture were important; through the industrial period, when the railroad and food preservation techniques played a key role; to the recent past and present, when scientific research and biotechnology have been at the core of city development.

HPAC believes the City should embrace change as it develops in the future. In so doing, however, we believe it is vital that residents and visitors alike still be able to recognize and appreciate its uniqueness and its special destiny.

The Historic Preservation Advisory Committee continues to be dedicated to its role in the process to preserve the City's historic resources and willingly offers its assistance to the Mayor and Council, Planning Commission, Historic District Commission, City Staff, and the public.

*Addendum attached*

## **ADDENDUM TO HISTORIC PRESERVATION ELEMENT MEMO**

**April 5, 2007**

The Historic Preservation Advisory Committee recommends the following text adjustments:

**Section 4.5:** The revival of the traditional use of “Wye” for this designated resource, rather than “Y.” Railroad terminology typically spells out the “Y” when referring to Y-shaped track turnaround configurations. Also, include Olde Towne Avenue as one of the boundaries of the site and update references to the commuter lot, which is no longer there.

**Section 5.3:** Expand the description of adaptive reuse, and use a more up-to-date photo that includes the addition. Additionally, include “addition” after “Following the exterior restoration . . .”

**Section 5.4:** Expand briefly on the nature of the adaptive reuse, i.e., recreation.

**Section 5.5:** There are other historic structures on the property that should be listed. If it is preferred not to list them, add “among which are . . . the gatehouse, etc.”

**Section 5.8:** The NIKE site is actually two parcels, one near Darnestown Road and the other near Great Seneca Highway.

**Sections 5.13 and 5.14:** Suggest flipping the order for clarity: “Removal or significant alteration of these structures or sites should be discouraged and any redevelopment should be sensitive to the known historic value of these sites.”

**From:** David B. Humpton  
**To:** Ruadhe@aol.com  
**Date:** 04/07/2007 9:21:20 AM  
**Subject:** Historic Preservation of the City's Masterplan

Thank you for your email. A copy of it will sent to the Mayor and City Council and Planning Commission for review. By this email, I am asking Planner Pat Patula review the information you presented and respond to you accordingly. Again thank you for your taking the time to comment on the draft Historic Preservation Element of the Master Plan.

Sincerely,

David B. Humpton  
City Manager  
City of Gaithersburg  
ofc: 301-258-6310  
fax: 301-948-6149

>>> <Ruadhe@aol.com> 04/06/2007 9:13 AM >>>

I applaud the City's actions in this regard to acknowledge the historic element as significant, and throughout the entire document, as proposed, would suggest just one amendment. On page 27, the document refers to the structure at 105 South Summit Avenue as having been erected in 1899. This is inaccurate. The County tax records reflect that this house was built in 1880, and this date is corroborated by a silver dollar from that year that I discovered behind the framing over the front door [still in place], an early method of commemorating the completion of a structure. Further support is to be found in a Sentinel article describing its construction for Sylvester Sturrick, its first owner.

**CC:** Felton, Fred; Ossont, Greg; Patricia Patula; Sidney Katz; Stokes, Doris



**From:** Patricia Patula  
**To:** Ruadhe@aol.com  
**Date:** 04/09/2007 3:27:52 PM  
**Subject:** Historic Date

Dear Sir:

Thank you for bringing this to our attention. The finding of the silver dollar from 1880 is an exciting find, and we will do additional research to help corroborate your date and correct our listing. Would you be able to provide us with a copy of the article from the Sentinel? I hope you will attend the public hearing, which is Monday, April 16, and contribute your opinion. Please feel free to contact me with any questions. My contact information is below.

Responding to this e-mail received 4-6-2007:

I applaud the City's actions in this regard to acknowledge the historic element as significant, and throughout the entire document, as proposed, would suggest just one amendment. On page 27, the document refers to the structure at 105 South Summit Avenue as having been erected in 1899. This is inaccurate. The County tax records reflect that this house was built in 1880, and this date is corroborated by a silver dollar from that year that I discovered behind the framing over the front door [still in place], an early method of commemorating the completion of a structure. Further support is to be found in a Sentinel article describing its construction for Sylvester Sturrick, its first owner.

Patricia Patula  
Planner  
Planning and Code Administration  
Staff Liaison to the Historic Preservation Advisory Committee,  
Staff Liaison to the Historic District Commission  
Staff Liaison to the Greater Historic District Committee

(301)-258-6330 X121  
(301)-258-6336 Fax

City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, MD 20877

**CC:** David B. Humpton; Greg Ossont; Kirk Eby; Rob Robinson





# MARYLAND DEPARTMENT OF THE ENVIRONMENT

**MDE**

1800 Washington Boulevard • Baltimore MD 21230  
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Governor

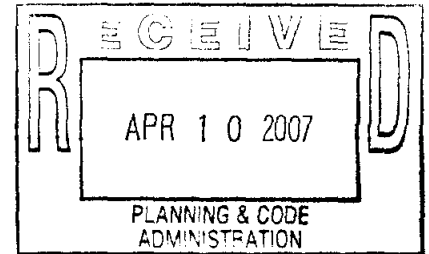
Anthony G. Brown  
Lieutenant Governor

Shari T. Wilson  
Secretary

Robert M. Summers, Ph.D.  
Deputy Secretary

APR - 6 2007

Mr. Greg Ossont, Director  
Planning and Code Administration  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg MD 20877-2098



Dear Mr. Ossont:

Thank you for your correspondence regarding the City of Gaithersburg's draft copy of the Historic Preservation Element of the 2003 Master Plan. I appreciate the opportunity to respond to you regarding this important matter.

As described in the Historic Preservation Element, the Maryland Historical Trust (MHT) within the Maryland Department of Planning is the key State agency for providing review comments on cultural and historical resources. If not already done, the City should give MHT an opportunity to review this document. The Maryland Department of the Environment (MDE) appreciates the opportunity to review this plan element, as it will be a useful reference document in the administration of our programs that are subject to the requirements of the National Historical Preservation Act of 1966 and related State programs.

Thank you again for your letter. If I may be of further assistance on this or any other matter, please do not hesitate to contact me at 410-537-3084 or Virginia Kearney, Acting Director of Water Management Administration at 410-537-3567, toll-free 800-633-6101 or via email [vkearney@mde.state.md.us](mailto:vkearney@mde.state.md.us).

Very truly yours,

Shari T. Wilson  
Acting Secretary

cc: Virginia F. Kearney, Acting Director of Water Management Administration, MDE




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MEMORANDUM TO: Mayor and City Council  
Planning Commission  
Historic District Commission

VIA: David B. Humpton, City Manager 

FROM: Greg Ossont, Director, Planning and Code Administration 

DATE: April 11, 2007

SUBJECT: Historic Preservation Element  
Compliance with Themes of Master Plan

## **INTRODUCTION**

The purpose of this memorandum is to demonstrate consistency of the Historic Preservation Element with the Themes of the City's Master Plan. The Themes, created during the Master Plan process and adopted by the Mayor and City Council in 2002, set the vision for the City. Each Theme does not stand alone, and the Master Plan states that "all of the Themes be considered when Master Plan, land use, policy and/or development decisions are made." This analysis supplements the public presentation which, due to time constraints, does not allow for a comprehensive explanation of how the Historic Preservation Plan complies with the Themes of the City's Master Plan.

## **HISTORIC PRESERVATION PLAN**

The Historic Preservation Plan has five objectives which are summarized below, along with some of the recommended actions. The full text of the objectives is found on pages 32-34 of the draft Plan.

**Objective One** affirms that the City's heritage should be protected and reflected in its future growth and development. It asks that the City's land use, housing, transportation, and economic development policies facilitate historic preservation, and stresses that the historic resources be preserved whenever possible in the redevelopment of Olde Towne. This may be achieved by relocation, adaptive re-use, integration into new projects, or inclusion in the proposed Olde Towne Heritage District.

**Objective Two** encourages private historic preservation organizations. These will supplement the formal work of the City's established organizations already in place and provide an expanding network of people supportive of preserving the City's history.

**Objective Three** states that preservation of historic resources can result in increased visitation and tourism, and thus improve the City's economy. Support of the Museum Consortium's efforts, expansion of historic information on the City's web site, and completion of the interpretative park at the Observatory are listed to help fulfill this objective.

**Objective Four** deals with the practical application of the preservation ordinance and other codes that address historic preservation and encourages education of the public in these matters. It also references the stewardship role of the City as the owner of a number of historic properties. The recommended actions support locating funding sources and financial incentives for preservation.

**Objective Five** expresses enhancement of those resources already under the protection of the preservation ordinance. It further encourages expansion of the focus on future sites and districts for designation. The list of actions incorporated into this objective include enhancement of the existing historic districts, the establishment of two more districts, i.e., Observatory Heights and Realty Park, the protection of resources in the implementation of the Frederick Avenue Corridor Plan and the Olde Towne Master Plan, and evaluation of the Crown Farm buildings.

### **MASTER PLAN THEMES**

The Historic Preservation Plan is designed to mirror the objectives and actions of the following Master Plan Themes. The applicable segments of the Themes have been quoted in full for quick reference and can be found in the *Process and Overview* Section of the Master Plan, pages 8 through 30.

#### **IDENTITY THEME:**

- Objective D: Protect existing landmarks, scenic views, vistas, and structures of special or architectural/historic value within the City of Gaithersburg.
- Action 1: Identify for protection significant landmarks (buildings, bridges, natural resources, historic resources)
- Action 2: Promote individual landmarks through marketing techniques and programs such as the Montgomery County Heritage Tourism Initiative and Arts and Entertainment District.

#### **REDEVELOPMENT THEME**

- Objective A: Utilize the City's Smart Growth' Principles to encourage high quality infill redevelopment.
- Action 6: Preserve historic and other important structures and amenities during redevelopment.

#### **TOWN CENTERS THEME:**

- Objective A: Enhance and preserve the historic feel and appearance of Olde Towne as a Downtown Town Center.
- Action 5: Continue to preserve and emphasize the historic character of Olde Towne and the surrounding area.

#### **TRANSPORTATION THEME:**

- Objective D: Support transportation needs in local neighborhoods.
- Action 1: Identify strategies to route through traffic away from affected local streets.
- Action 2: Carefully consider future roadway widening within the City to assure that neighborhoods are not adversely impacted.
- Action 3: Continue to address neighborhood traffic calming needs.

COMMUNITY FACILITIES THEME:

- Objective D: Continue to provide stewardship of City-owned and operated historic resources to reflect the understanding of the City's heritage and expertise in maintenance of older structures, their carrying capacity, and their interpretation.
- Action 1: Construct an interpretative park at the Observatory.
- Action 2: Evaluate the City-owned historic resources to determine feasibility of interpretation and adaptive reuse.
- Action 3: Evaluate and support the museum consortium efforts.
- Action 4: Investigate the addition of historic displays commemorating the City's history in all City-owned and operated buildings.
- Action 5: Encourage connection to Gaithersburg to the Montgomery County Heritage Tourism Initiative.
  
- Objective E: Establish a safe and accessible repository for all archival materials held in trust by the City for its residents.
- Action 1: Conduct and inventory of materials to be archived.
- Action 2: Develop a phased plan of implementation for placement in appropriate archival storage.
- Action 3: Develop a research center/area with strong oversight for proper cataloguing, imaging, and access

ECONOMIC DEVELOPMENT THEME:

- Objective I: Cooperate with regional jurisdictions to market the Gaithersburg area for tourist and convention benefits.
- Action 1: Build strong relationship with adjacent cities, County's Conference and visitors Board and State Office of Tourism.
- Action 3: Market City's parks recreation and cultural attractions through existing hotels.
- Action 4: Cooperate with Montgomery County Heritage Tourism Initiative.

I hope this information is helpful. Please contact me if you have any questions.

**From:** Patricia Patula  
**To:** Kirk Eby; Rob Robinson  
**Date:** 04/11/2007 10:44:47 AM  
**Subject:** Fwd: Comments on Historic Preservation Element Draft

>>> Britta Monaco 04/11/2007 9:25 AM >>>

Pat, this e-mail came in through the City Hall e-mail box. I thought I'd start with you for a response. If you're not the appropriate person, could you please forward? Thank you!

Britta Monaco  
Public Information Director  
City of Gaithersburg  
31 S. Summit Ave.  
Gaithersburg, MD 20877  
Phone: 301-258-6310 x2111  
Fax: 301-948-6149  
[www.gaithersburgmd.gov](http://www.gaithersburgmd.gov)

Get weekly e-mail updates of upcoming City meetings and events by registering for myGaithersburg at [www.gaithersburgmd.gov/mygaithersburg](http://www.gaithersburgmd.gov/mygaithersburg)

>>> "Holly Cook" <[hcook@cfinish.com](mailto:hcook@cfinish.com)> 04/11/2007 9:18 AM >>>

Upon review of the Historic Preservation Element Draft, we noticed that our building is listed as the Fulks house which is actually next door. The Fulks House is a designated historic site located at 208 S Frederick Avenue. It is the large Queen Anne Victorian.

Our building is at 212 S Frederick Avenue. It is the red brick colonial on the corner of Frederick Avenue and Summit Avenue. On page 21 of the Draft, 212 S Frederick Avenue is listed as the Fulks House. It does, however, show on the map as an undesignated site.

This building is occupied by a commercial business. The exterior of the house remains virtually the same (with the addition of fire stairs at the rear and a handicap ramp at the front to meet code.) The interior has been minimally modified to conform to ADA requirements.

Thank you,

Holly Cook

Office Manager

Chesapeake Finishing, Inc.

301-417-7010

**CC:** Trudy Schwarz

